

ORIGINAL PLAT

MEASURED		
LINE	BEARING	DISTANCE
L1	S 47°03'09" W	18.83'
L2	S 06°39'53" E	18.85'
L3	S 43°16'59" E	4.47'
L4	S 43°16'59" E	11.95'
L5	DELETED	XXX
L6	N 45°31'42" E	8.59'
L7	N 45°31'42" E	8.59'
L8	N 45°31'42" E	8.59'

ORIGINAL PLAT CALL		
①	S 40°24'52" W	80.00'
②	S 49°35'08" W	18.58'
③	S 03°05'09" W	18.88'
④	S 40°24'52" W	358.12' (TOTAL CALL)
⑤	S 37°35'01" W	113.48'
⑥	N 52°24'58" W	173.03'
⑦	S 40°03'37" W	56.33'
⑧	N 08°16'30" W	154.81'
⑨	N 50°43'01" E	62.99'
⑩	N 14°42'29" W	178.79'
⑪	N 49°35'08" E	42.26'

NOTE: NO ACTUAL BEARINGS WERE SHOWN ON THE PLATS FOR LOTS 12-15. LOCATION OF LOT LINES WERE DETERMINED BY COORDINATES.

MEASURED				
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	38.20'	25.00'	87°32'19"	S 80°57'28" W

NOTE: NO DIRECT CURVE INFORMATION GIVEN ON ORIGINAL PLAT

METES AND BOUNDS DESCRIPTION
OF A
0.87 ACRE TRACT
SHIREWOOD ADDITION
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE REMAINDER OF THE COMMON AREA, BLOCK 9, SHIREWOOD ADDITION, ACCORDING TO THE REPLAT RECORDED IN VOLUME 908, PAGE 387 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF A CALLED 0.1925 ACRE TRACT AS DESCRIBED BY A DEED TO DANIEL J. PARK AND BROOK E. PARK RECORDED IN VOLUME 10647, PAGE 81 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID 0.1925 ACRE TRACT BEING A PORTION OF THE ORIGINAL COMMON AREA DESCRIBED ABOVE.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF LOT 7, BLOCK 7, SHIREWOOD ADDITION (908/387) MARKING THE NORTH CORNER OF SAID COMMON AREA AND THE WEST CORNER OF MIRKWOOD COURT (A PRIVATE DRIVE);

THENCE: S 43° 16' 59" E ALONG THE COMMON LINE OF SAID COMMON AREA AND SAID LOT 1R FOR A DISTANCE OF 11.95 FEET TO A 1/2 INCH IRON ROD SET ON THE NORTHWEST LINE OF SHIREWOOD DRIVE (60' R.O.W.) MARKING THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 34° 45' 23" W ALONG THE NORTHWEST LINE OF SHIREWOOD DRIVE FOR A DISTANCE OF 113.46 FEET TO A "V" FOUND IN CONCRETE ON THE NORTHEAST LINE OF BISHOP'S GATE CIRCLE (25' R.O.W.);

THENCE: ALONG THE NORTHEAST AND NORTHWEST LINE OF BISHOP'S GATE CIRCLE FOR THE FOLLOWING CALLS:

N 55° 16' 43" W FOR A DISTANCE OF 177.97 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87° 32' 19" FOR AN ARC DISTANCE OF 38.20 FEET (CHORD BEARS: S 80° 57' 28" W - 34.59 FEET) TO THE END OF SAID CURVE;

S 37° 12' 13" W FOR A DISTANCE OF 59.33 FEET TO THE SOUTHEAST CORNER OF LOT 5R, BLOCK 9, SHIREWOOD ADDITION (PLAT 1514/81);

THENCE: N 11° 07' 39" W ALONG THE COMMON LINE OF SAID COMMON AREA AND SAID LOT 5R FOR A DISTANCE OF 154.89 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF A CALLED 7.189 ACRE TRACT AS DESCRIBED BY A DEED TO THE CITY OF BRYAN RECORDED IN VOLUME 1117, PAGE 570 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE COMMON LINE OF SAID COMMON AREA AND SAID 7.189 ACRE TRACT FOR THE FOLLOWING CALLS:

N 47° 55' 28" E FOR A DISTANCE OF 62.92 FEET TO A 1/2 INCH IRON ROD SET;

N 17° 33' 53" W FOR A DISTANCE OF 178.79 FEET TO A 1/2 INCH IRON ROD SET MARKING THE SOUTH CORNER OF THE AFOREMENTIONED LOT 7, BLOCK 7;

THENCE: N 48° 51' 55" E ALONG THE COMMON LINE OF SAID COMMON AREA AND SAID LOT 7 FOR A DISTANCE OF 42.17 FEET TO THE POINT OF BEGINNING CONTAINING 0.87 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND APRIL 2014. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

THENCE: ALONG THE COMMON LINE OF SAID COMMON AREA AND LOTS 12, 13, 14 AND 15, BLOCK 9 (PLAT 567/835) FOR THE FOLLOWING CALLS:

S 44° 28' 18" E FOR A DISTANCE OF 45.00 FEET TO THE SOUTH CORNER OF SAID LOT 12;

N 45° 31' 42" E FOR A DISTANCE OF 8.59 FEET TO THE WEST CORNER OF SAID LOT 13;

S 44° 28' 18" E FOR A DISTANCE OF 45.00 FEET TO THE SOUTH CORNER OF SAID LOT 13;

S 44° 28' 18" E FOR A DISTANCE OF 45.00 FEET TO THE SOUTH CORNER OF SAID LOT 14;

N 45° 31' 42" E FOR A DISTANCE OF 8.59 FEET TO THE WEST CORNER OF SAID LOT 14;

S 44° 28' 18" E FOR A DISTANCE OF 45.00 FEET TO THE SOUTH CORNER OF SAID LOT 15;

N 45° 31' 42" E FOR A DISTANCE OF 8.59 FEET TO THE WEST CORNER OF SAID LOT 15;

S 44° 28' 18" E FOR A DISTANCE OF 45.00 FEET TO THE SOUTH CORNER OF SAID LOT 15;

N 45° 31' 42" E FOR A DISTANCE OF 8.59 FEET TO THE WEST CORNER OF SAID LOT 15;

S 44° 28' 18" E FOR A DISTANCE OF 45.00 FEET TO THE SOUTH CORNER OF SAID LOT 15;

N 45° 31' 42" E FOR A DISTANCE OF 8.59 FEET TO THE WEST CORNER OF SAID LOT 15;

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N 45° 31' 42" E FOR A DISTANCE OF 8.59 FEET TO THE WEST CORNER OF SAID LOT 15;

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S 44° 28' 18" E FOR A DISTANCE OF 45.00 FEET TO THE SOUTH CORNER OF SAID LOT 15;

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S 44° 28' 18" E FOR A DISTANCE OF 45.00 FEET TO THE SOUTH CORNER OF SAID LOT 15;

N 45° 31' 42" E FOR A DISTANCE OF 8.59 FEET TO THE WEST CORNER OF SAID LOT 15;

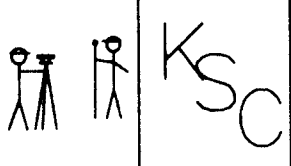
S 44° 28' 18" E FOR A DISTANCE OF 45.00 FEET TO THE SOUTH CORNER OF SAID LOT 15;

SCALE: 1" = 30'



SHEET 2 OF 2

REPLAT
OF
COMMON AREA, BLOCK 9
SHIREWOOD ADDITION
VOLUME 908, PAGE 387
TO CREATE
LOTS 20 & 21, BLOCK 9
SHIREWOOD ADDITION
0.87 AC., ZENO PHILLIPS LEAGUE, A-45
BRYAN, BRAZOS COUNTY, TEXAS



SCALE: 1 INCH = 30 FEET
SURVEY DATE: 04-28-14
PLAT DATE: 05-28-14

JOB NUMBER: 14-184
CAD NAME: 14-184
CR5 FILE: SHIREWD (cont); 14-184 (job)

PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195

PREPARED FOR: DANIEL PARK
2709 MIRKWOOD COURT
BRYAN, TEXAS 77803
PHONE (214) 206-7878

SEE SHEET 1 FOR REPLAT
AND GENERAL NOTES